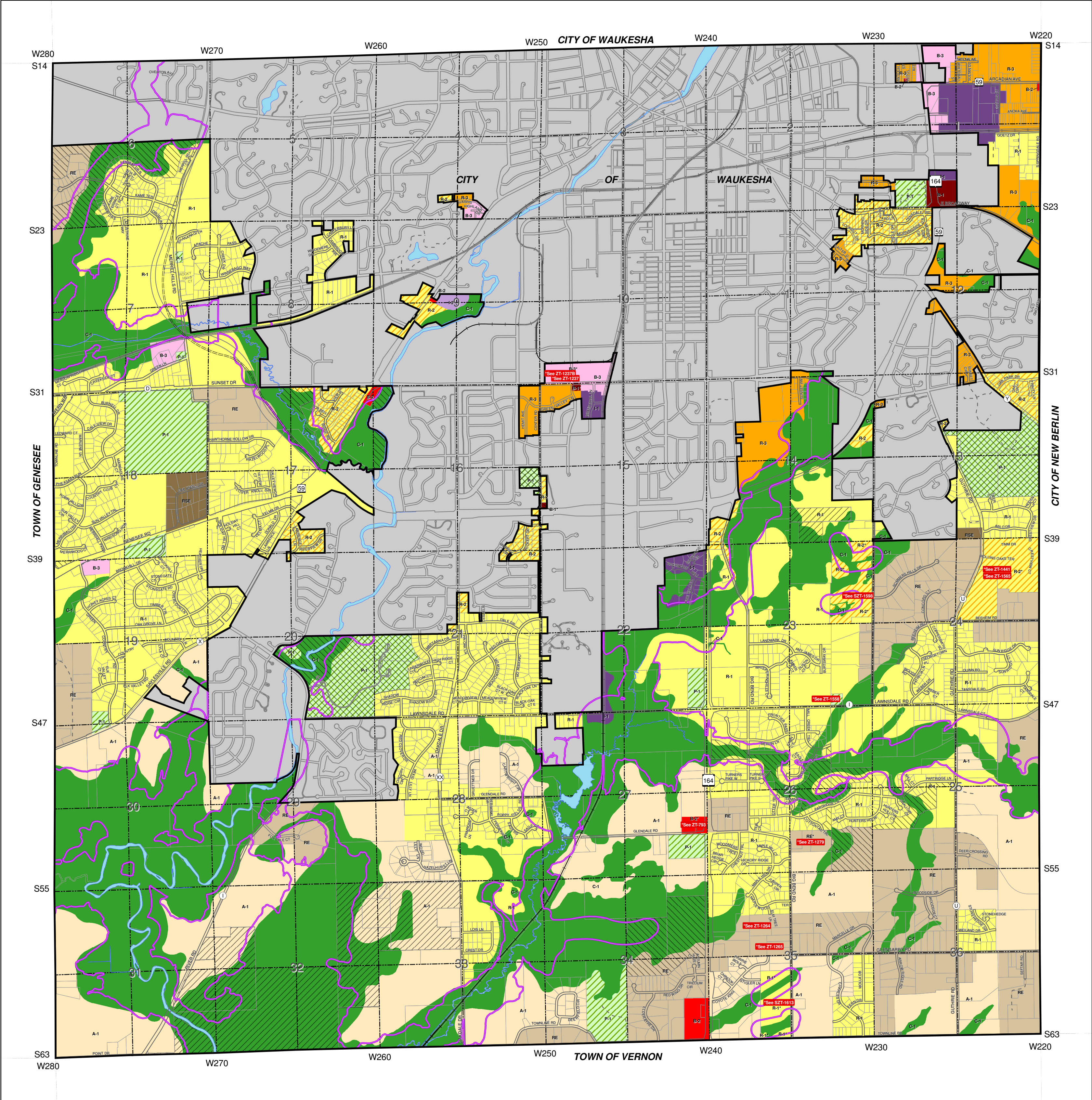


TOWN OF WAUKESHA ZONING MAP

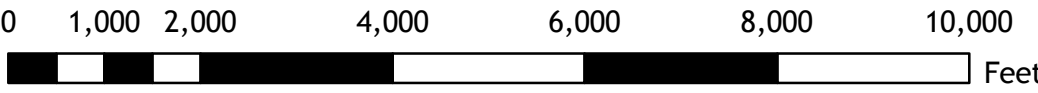
TOWN 6 NORTH RANGE 19 EAST WAUKESHA COUNTY, WISCONSIN



LEGEND

Zoning Categories

	A-1	Agricultural		B-1	Restricted Business
	RE	Residence Estate		B-2	Local Business
	RSE	Suburban Estate		B-3	General Business
	R-1	Residence		I-1	Limited Industrial
	R-2	Residence		I-2	General Industrial
	R-3	Residence			Incorporated Areas
	C-1	Conservancy			Surface Water
	P-1	Park, Recreation & Public			



	State-Owned Lands		Town-Owned Lands
	County-Owned Lands		Waukesha County Shoreland Zoning Jurisdictional Limits

- NOTES:
- The C-1 zoning district boundary in the SW 1/4 of Section 31 was corrected by action of the Waukesha Town Board on March 23, 1987.
 - The C-1 zoning district boundary in the NW 1/4 of Section 23 was corrected by action of the Waukesha Town Board on April 26, 1990.
 - The zoning district boundary between P-1 and R-1 in the SW 1/4 of Section 24 was clarified by action of the Waukesha Town Board on April 8, 1985.
 - The base map was amended in December 1985, January 1991, August 2001, and December 2002.

Summary of District Regulations											
District	Height Regulations { 1 }				Area Regulations					Open Space	
	Minimum Setback (Ft.)	Minimum Offset (Ft.)	Principal Bldg. Max (Ft.)	Access Bldg. Max (Ft.)	Floor Area Residence		Floor Area Ratio Maximum	Lot Size			Minimum Area (Per Family) (Sq. Ft.)
					First Floor Minimum (Sq. Ft.)	Total Minimum One Family (Sq. Ft.)		Minimum Area (Sq. Ft.)	Minimum Aver. Width (Ft.)		
Conservancy "C-1"											
Agricultural "A-1"	50	20	35	15	1100	1800	10%	20 Ac.	660	18 Ac.	
Residence Estate "R-E"	50	30	35	15	1200	2500	10%	3 Ac.	200	2 Ac.	
Suburban Estate "RS-E"	50	25	35	15	1100	2300	10%	2 Ac.	175	50,000	
Residential "R-1"	50	20	35	15	1000	1800	15%	1 Ac.	150	30,000	
Residential "R-2"	50	20	35	15	900	1500	20%	30,000	120	20,000	
Residential "R-3"	50	20	35	15	900	1400	20%	20,000	120	15,000	
Park, Rec. & Public "P-1"	50	20	35	15	-	-	-	-	-	-	
Restricted Business "B-1"	50	20	35	15	-	-	50%	20,000	120	10,000	
Local Business "B-2"	50	{ 2 }	35	15	-	-	50%	20,000	120	15,000	
General Business "B-3"	50	{ 3 }	35	15	-	-	50%	20,000	120	-	
Limited Industrial "I-1"	50	{ 4 }	60	60	-	-	70%	1 Ac.	150	-	
General Industrial "I-2"	{ 5 }	{ 4 }	60'	60'	-	-	70%	1 Ac.	150	-	

- See Section 13-2-11 Height Regulations for exceptions and permitted increases.
- Buildings used solely for commercial purposes: 10' feet; buildings used in part for accessory residence purposes: 20 feet.
- Principal building: 10 feet; buildings used in part for accessory residence purposes: 20 feet.
- See Sections 13-3-14 (b)(2) and 13-3-15 (b)(2) for offset regulations for industrial districts.
- 50 foot minimum; where the opposite frontage is residential or agricultural: 100 foot minimum.

ZONING AMENDMENTS

File Number	Section	Zoning Change	Adopted
ZT-1237	10 & 15	R-3 to B-3, B-1	2/23/99 *
ZT-1264	35	A-1 to RE	8/12/97 *
ZT-1265	35	A-1 to RE	8/12/97 *
ZT-1279	26	A-1 to RE	5/12/98*
ZT-1342	25	A-1 to RE	6/8/99
SZT-1370	20 & 21	R-1,R-2, A-1 to P-1	6/13/00
ZT-1431	15	R-2 to B-1	1/22/02*
ZT-1441	24	RE to R-1	7/23/02*
ZT-1237B	10 & 15	R-3 to B-3, B-1	8/19/02 *
ZT-1558	23	R-1 to P-1	1/31/05*
ZT-1565	24	RE, R-1 to R-2	7/26/05*
SZT-1598	23	R-1 to C-1,R-2/C-1 to R-2	2/28/06*
Map Correction (See CSM 8521)	17	C-1 to R-2	7/25/2006
SZT-1613	35	A-1,C-1 to R-1, A-1 to C-1	6/27/2006*
Map Correction (See CSM 10020)	1	I-1 to B-3	9/9/2004 (Corrected 9/13/06)
* Adopted Conditionally			